

# ART CENTER OF THE COUNTRY MOVED TO CITY WEST SIDE, WHERE PAINTERS HAVE BUILT INTERESTING HOME COLONY



WALTER RUSSELL WHOSE EFFORTS HAVE CHIEFLY BEEN RESPONSIBLE FOR NEW YORK'S MODERN BOHEMIA

Four Large Apartments Erected and Three More to Be Built on 67th Street Just West of Central Park—The Builders Well Known Artists—Homes and Workshops Combined

An artist colony different in every respect from any other in the world has been developing unostentatiously in the city. Near the southwest corner of Central Park, and on the edge of the city, a colony of artists, painters, sculptors, and writers, has been building a home colony where they can live and work in peace and quiet.

The colony is located on 67th Street, just west of Central Park. It is a small, quiet street, and the colony is a small, quiet group of people who are interested in art. They have built a home colony where they can live and work in peace and quiet.

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EDWARD ISHAM ONE OF THE ARTISTS WHOSE EFFORTS HAVE CHIEFLY BEEN RESPONSIBLE FOR NEW YORK'S MODERN BOHEMIA

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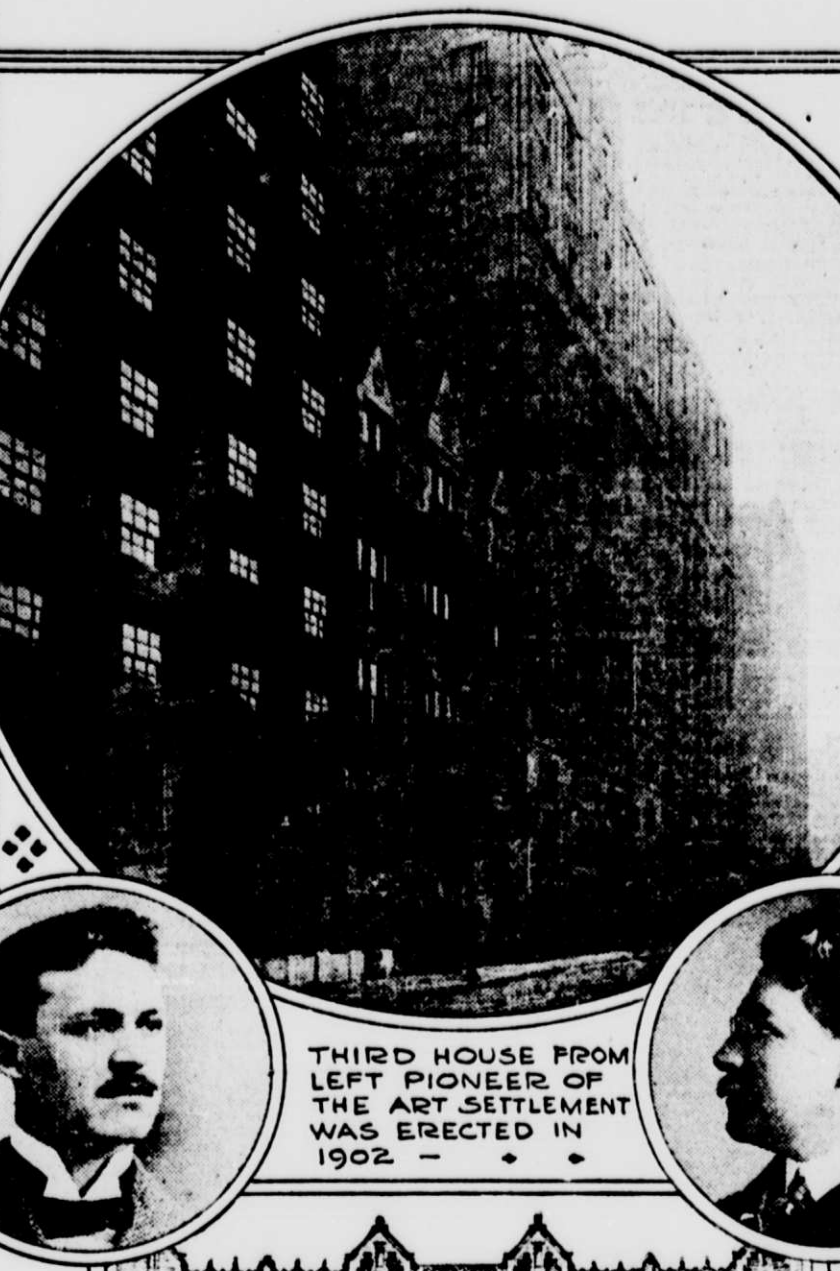
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THIRD HOUSE FROM LEFT PIONEER OF THE ART SETTLEMENT WAS ERRECTED IN 1902

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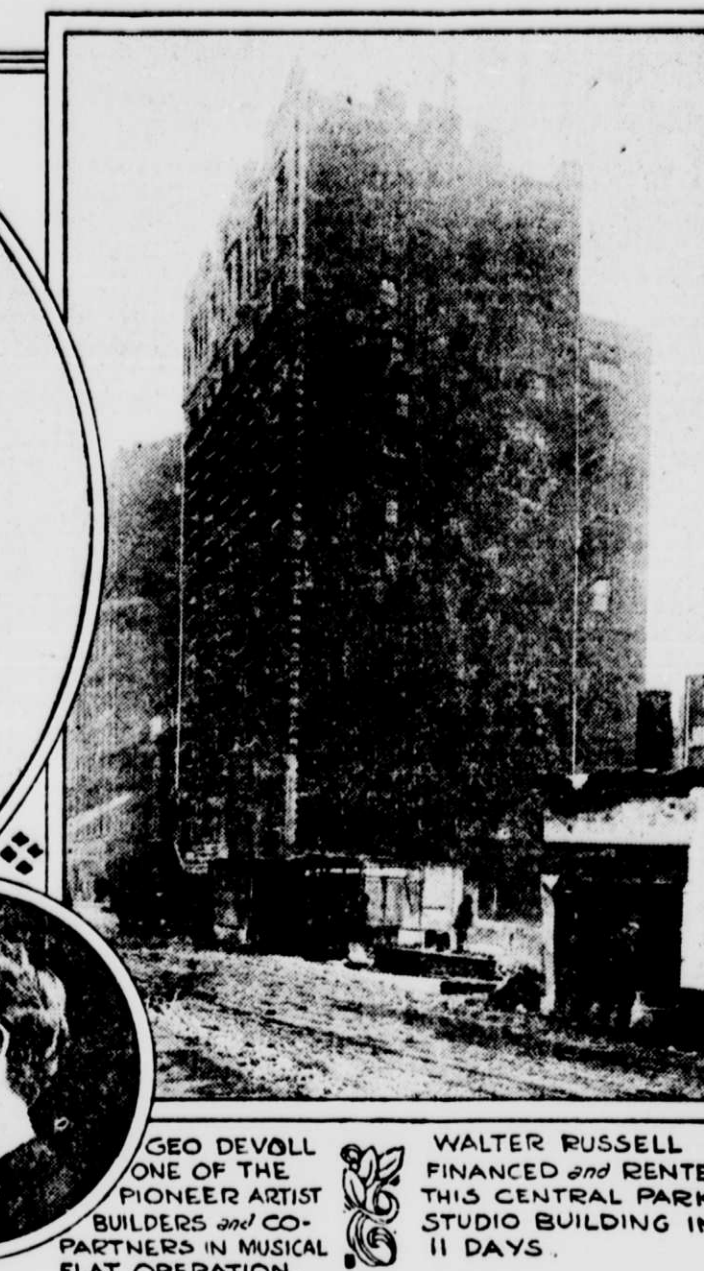
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PENRHYN STANLAWS WHO IS ERRECTING THE 17-STORY \$1,000,000 HOTEL DES ARTISTES

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## FLATS FIND FAVOR WITH INVESTORS

Seventh Avenue Owner Adds to His Row—Several Tenements Sold in Bronx.

The Kossuth Realty Company has sold 2525 25th Avenue, a six-story modern flat on plot 40x100, adjoining the northwest corner of 146th Street, also the similar house at 2523-25, adjoining the 147th Street corner. The buyer is William Kelly, who owns the intervening house at 2523-25. Alexander Selkin was the broker.

## FLAT BUYERS OUT IN FORCE.

SIMPSON STREET—Alexander Selkin and David Mintz have sold for Rabbi Silverman to Mrs. Tille Brody for cash 1988 Simpson Street, a five-story 20 family modern type tenement on plot 35x100.

## TO FORECLOSE AGAIN ON HOADLEY HOUSE

East 82d St. Dwelling to Be Sold Eighth Time Since 1912.

The much auctioned Hoadley house at 18 East Eighty-second Street, the freak property of the auction market, is up for sale again, making it the eighth time it has been on the auction block. It will be sold on March 14 by Bryan L. Kennedy, and no doubt the same farcical foreclosure proceedings will be followed.

## YONKERS HOUSE BUYERS.

The Anderson Realty Company of Mount Vernon has sold for Eleanor Edwards Grant to Adolph E. Le Gost the residence at 413 Homestead Avenue, Oakley Manor, and for Mrs. William J. Shaw to John Riepe of Sherwood Park, Yonkers, the dwelling at 329 Union Avenue, both for occupancy.

## TAX RATE SATISFACTORY.

Should Help Realty, Says McGuire—Aids Support for Mayor.

Laurence McGuire, president of the Real Estate Board of New York, said yesterday that the Comptroller's published statement as to the tentative tax rate for the several boroughs for 1916 should be a matter of satisfaction to taxpayers. It had been expected that because of the direct State tax the rate would be at least 2 1/2 in Manhattan, and the effect of such a rate upon real estate would be in the opinion of many well informed persons a serious setback to the city. As it is the rate being eight points lower than was anticipated, the market should be helped rather than depressed.

## MOVIE ACTRESS BUYS HOUSE.

Miss Anna Stewart, motion picture actress, has bought at Brightwaters through the T. B. Ackerson Company a Queen Anne style residence, a wooded plot on Windsor Avenue in the Lake Success section, which she and her mother will occupy early in the spring.

## \$500,000 TO BOOM NEW JERSEY.

Campaign Started to Bring Population and Factories There.

The Real Estate Board of the New Jersey State Chamber of Commerce has decided to spend \$500,000 advertising New Jersey as the home of a growing population and commercial enterprise to that State. The campaign will be carried out in its own way.

## APARTMENT HOTEL NEAR S.F.A.

\$250,000 Structure to Go Up on Manhattan Beach Corner.

## SPLIT IN RANKS OF ORGANIZED REALTY

Real Estate Board Quits Advisory Council Because of Modified Aims of Latter.

The Real Estate Board of New York has withdrawn from the Advisory Council of Real Estate Interests because, the Real Estate Board says, the aims of the council are not the same as those of the board when the body was organized to work for the interests of the real estate of the city. The change is considered radical by the Real Estate Board, but no specific reason was given for the determination to withdraw from the council.

## EAST ORANGE PLACE SOLD.

Edward P. Wamton & Co. have sold for J. P. Boscher a modern residence on grounds on Arlington Avenue, East Orange, N. J.

## SETTLEMENT PLANNED EIGHTEEN YEARS AGO MET LITTLE FAVOR WITH FINANCIAL INTERESTS—FIRST LOAN OBTAINED AFTER FOUR YEARS SEARCH—HOUSES NOW BIG PROFIT MAKERS FOR ARTIST INVESTORS

Central Park West and 150 feet on Sixty-seventh Street. The site is said to have cost upward of \$250,000. Features of the latest addition to the Sixty-seventh Street Bohemia are the elimination of household drapery and service. This is to be done by giving the house a hotel service and the privilege of the big kitchen in the Hotel des Artistes opposite. The hotel service will include butlers, valets and maids, who may be hired by the hour, the day or the week as a tenant may desire. Twenty-five cents an hour will be the charge for a butler, valet or maid if not in uniform, and 50 cents if in uniform. This system puts the servant problem on the back of the hotel's manager.

There will be a considerable number of duplex apartments in the house, as the demand for this type of suites has been considerable. Each duplex apartment will have a ceiling height of nineteen feet, with a mezzanine floor or balcony along one side of the apartment. The building will be completed in October 1. Though the structure is not yet a legal certainty, a considerable number of apartments have been rented on a cash basis from the flats.

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